

# \$889,900 - 275 Royal Elm Road Nw, Calgary

MLS® #A2245656

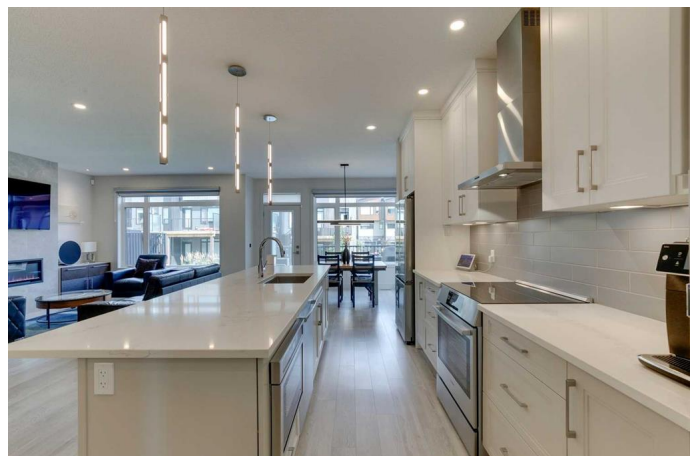
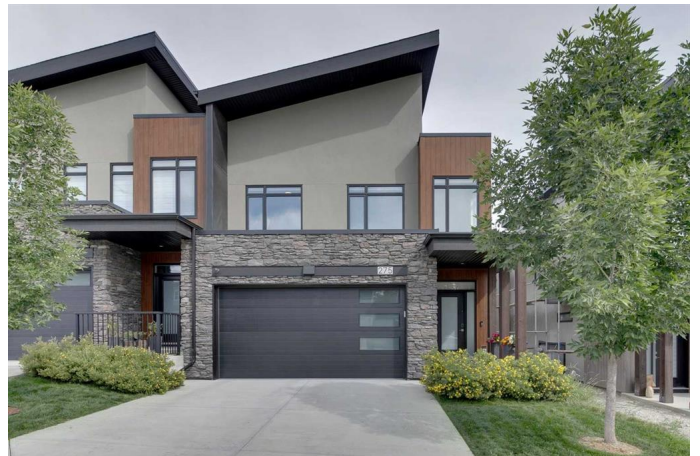
**\$889,900**

4 Bedroom, 4.00 Bathroom, 1,892 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

SPACIOUS and BRIGHT With over \$100,000 in upgrades above Janssen Homesâ€™ already high-end specifications, this executive luxury 4-bedroom, 2-storey walkout-to-grade townhome is a meticulous blend of modern sophistication and natural serenity. An end unit with additional windows to let in the light in and over 2739 square feet of living space that is surrounded by lush greenspace, it offers the perfect balance of comfort, style, and convenience. From the moment you arrive, the exterior impresses with elegant architectural lines, custom no-maintenance facades, and contemporary lighting. Inside, pride of ownership shines throughout with 9â€™ ceilings, wide-plank LVP floors, quartz countertops, custom cabinetry, upgraded lighting, blinds, central air, and countless thoughtful upgrades. The gourmet kitchen is a chefâ€™s dreamâ€”featuring high-end upgraded appliances, an oversized island with extra storage, and seamless flow into the living and dining areas. A striking fireplace feature wall anchors the great room, while a deck with natural gas hookup extends your entertaining space outdoors. Upstairs, the primary retreat offers a spa-inspired ensuite with a soaking tub, glass shower, heated floors, and a generous walk-in closet with built-in cabinetry. The second bedroom is oversized with its own walk-in closet, while the third bedroom doubles perfectly as a home office and there is a full 4 piece bath to complete this floor. The fully finished walkout lower level boasts 9â€™



ceilings, a wet bar with sink and beverage fridge, a fourth bedroom, full bath, family room, and exceptional storage”including a dedicated workshop/craft space and custom shelving. Maybe a family member or guest is staying “ they would have access to this space without disturbing anyone! Your heated double garage is a true extension of the home, featuring epoxy floors, storage cupboards, shelving, tire racks, wet/dry wall mounted vacuum, and a 50 AMP rough in charging station”all while still accommodating two vehicles.

Outside, step directly onto a concrete patio and landscaped greenspace. Enjoy access to the ravine, ponds and pathways, nearby parks, tennis courts, restaurants, shopping, the C-Train, and more. This residence is designed for those who demand luxury, convenience, and connection to nature.

Built in 2022

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245656      |
| Price          | \$889,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,892         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 275 Royal Elm Road Nw |
| Subdivision | Royal Oak             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 0G8 |

### **Amenities**

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash                                                                                       |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                         |

### **Interior**

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Electric Oven, Garburator, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Electric, Great Room, See Remarks                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                           |

### **Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Playground                                                                 |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 7                 |
| Zoning         | DC                |

### **Listing Details**

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